

**11 Kimberley Street, St Arnaud, Vic 3478**



**Sold House**

Tuesday, 16 January 2024

11 Kimberley Street, St Arnaud, Vic 3478

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1000 m2**

**Type: House**



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**\$283,000**

Nestled amidst an amazing garden is this country style cottage. Characterful and completely charming, the home comprises three good size bedrooms, separate lounge with solid fuel heater in the fireplace and an open plan kitchen dining/living room that's a generous space. The bathroom has a shower over bath and pedestal vanity with an adjacent separate toilet and a good sized laundry. The home speaks of a comfortable country lifestyle, lovingly enhanced with many original statement features throughout; beautiful coloured glass leadlight doors, pine floorboards, timber lined ceilings and dado in the front rooms. The kitchen features lovely custom built timber cabinetry and electric cooking, and there's loads of room for your large country style kitchen table, chairs and sideboards. Outside you will be in awe of the established gardens, fabulous shade trees, prolific fruit trees (quince, apricot, plum, kiwi fruit and much more), an abundance of magnificent roses and so much more. There's loads of room for veggie patches and you will meet the resident chooks living the life of Riley on this gorgeous garden block. Securely fenced with rear vehicle gate access on to the back laneway. Shedding I hear you ask, yes, there's a good shed, approximately 6m x 6m in size with power, concrete floor and double access doors. Older in style, but very solid with very good space. The property also features solar hot water & Solar panels feeding back into the grid ensuring low energy bills (essential these days) and there's also a 22,000 litre rainwater tank. The home was re-roofed approximately 18 years ago and partially restumped 20 years ago. All of this is set amidst a generous garden allotment of approximately 910 square metres. Private and secluded, this is a lovely property with loads of potential to further add your signature style. For more information, contact Lois De Jong on 0413 175 087.